



fryercommercial.com

# Offices to let Central Wokingham

**Market House, 19/21 Market Place Wokingham RG40 1AT**



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**DESCRIPTION:**

Market House is a three story building situated at 19/21 Market Place in the heart of the town centre. Comprising retail premises on the ground floor, with two floors of office suites above, plus a large car park to the rear.

**ACCOMMODATION:**

The suites are situated on the first and second floor of the building and include carpets, central heating and cooling and suspended ceilings together with on site car parking. WCs and kitchenette facilities are communal.

|            |             |
|------------|-------------|
| SUITE 1A-C | 2,322 sq ft |
| SUITE 2    | 720 sq ft   |
| SUITE 4B   | 506 sq ft   |
| SUITE 5A   | 506 sq ft   |
| SUITE 5B   | 400 sq ft   |
| SUITE 5C   | 249 sq ft   |
| SUITE 6    | 843 sq ft   |
| SUITE 7    | 493 sq ft   |
| SUITE 8    | 947 sq ft   |
| SUITE 9    | 764 sq ft   |

**TERMS:**

New licences available for terms to be agreed.

**RENTAL TERMS:**

Asking rents £12.50 psf pax.

**SERVICE CHARGE:**

£7 - £7.90 psf pa.

**BUSINESS RATES:**

Suite 1: £7.10 psf pa.

**LEGAL COSTS:**

Both parties to pay their own costs

**EPC RATING:**

C66



**VIEWING:**

By prior appointment through the sole agent.



**Simon Fryer**

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Misrepresentation Act 1967

Whilst all the information in these particulars is believed to be correct, neither the agents nor their clients guarantee its accuracy, nor is it intended to form part of any contract. All areas quoted are approximate.

Finance Act 1989

Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (VAT). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. July 2024.